

Tippecanoe County Drainage Board

Minutes

April 5, 2006

Regular Meeting

Those present were:

Tippecanoe County Drainage Board President KD Benson, Vice President John Knochel, member Ruth Shedd, County Surveyor Steve Murray, Drainage Board Attorney Dave Luhman, Drainage Board Engineering Consultant Kerry Daily from Christopher B. Burke Engineering Limited, Drainage Board Secretary Brenda Garrison.

Approval of Minutes

John Knochel made a motion to approve the March 8, 2006 Regular Drainage Board and March 24, 2006 Special Meeting minutes as written. Ruth Shedd seconded the motion. The March 8th Regular and 24th, 2006 Special Drainage Board meeting minutes were approved as written.

Hadley Moors Part 7

Kyle Betz of Fisher and Associates appeared before the Board and requested final approval for Hadley Moors Part 7. This part of the overall Hadley Moors Planned Development site west of County Road 140 West was located in the northern portion and consisted of 22 lots. While a strip of outlots were previously planned for these lots, additional land to the north was acquired as well. Kyle stated, the additional area would not increase the rate or volume at the release point. Existing storm structures along West Candlestick Lane would drain the developed lots. The Surveyor stated maintenance information regarding the existing detention pond was indicated on the construction plans. He stated this involved grubbing, tree removal and cleaning of the concrete gutter. He noted a review of the condition of the outlet pipes into the pond and the swales over the top of those pipes was an added condition. Riprap associated with protection of the outlet pipe and the outlet of the swales would be another added condition as well. At a previous site visit to the pond he noted a few of said pipes required attention. Documentation of the present site condition, i.e.: photographs of the existing path to the north which ran through the Shroder property to Hadley Lake drain were required as well. Gary Shroeder adjoining landowner in attendance was invited to review the plan as presented. He stated he did not anticipate a problem with the plan as presented today.

The Surveyor recommended final approval with the conditions as stated on the March 29, 2006 Burke memo in addition to the required documentation (photographs) of existing condition regarding the path across the Shroder farm field from the outlet at the stub street as well as the additional condition for repair of any of the outlet pipes (and swales over top of them) and riprap associated with those. Kyle questioned condition 5 of the said memo which stated proof of a Homeowners Association (H.O.A.) was required. He expressed his concern that one had not been created previously for the development. The Surveyor noted the creation of a Home Owners Association for the entire subdivision to include all parts was required and reiterated this requirement had been included in the ordinance for many years. This would be enforced. Responding to KD's inquiry, Kyle stated the pond was owned by Lux Development. John Knochel made a motion to grant final approval for Hadley Moors Part 7 with conditions as stated on the March 29, 2006 Burke memo in addition to the required documentation (photographs) of existing conditions regarding the path across the Shroder farm field from the outlet at the stub street. As well as the repair of outlet pipes (and swales over top of them) and riprap associated with those. Ruth Shedd seconded the motion. Hadley Moors Part 7 was granted final approval with the conditions as stated.

Faith Baptist Church Community Center

Brandon Fulk of Schneider Corporation appeared before the Board and requested final approval for Faith Baptist Church Community Center. The overall site was located on the northeast corner of State Road 26 and County Road 550 East. Brandon noted Joe Blake who represented Faith Baptist Church and Kyle Clampitt who represented Titan Construction and Engineering were in attendance today. Brandon stated the master plan was developed for the campus in 1998 and recently updated to include expansion of the existing parking lot and exterior field improvements north of the Church. Detention and water quality treatment was considered when developing the overall plan. An existing swale just north of the Community Center as well as south along the right of way of State Road 26 would be utilized. Additional parking would be provided between the Church location and the existing detention pond. Brandon stated they concurred with the March 30, 2006 Burke memo and requested final approval at that time.

The Surveyor recommended final approval with the conditions as stated on the March 30, 2006 Burke memo. John Knochel made a motion to grant final approval with the conditions as stated on the March 30, 2006 Burke memo for the Faith Baptist Community Center. Ruth Shedd seconded the motion. Faith Baptist Church Community Center was granted final approval with conditions as stated on the March 30, 2006 Burke memo. KD then noted the Commissioners were looking forward to the project and hoped it would assist in keeping juveniles from entering the county's justice system. The Surveyor also noted Faith Baptist Church representatives and in particular the Pastor had been very cooperative during the development process.

Regulated Drains/ 25% Increase in Assessments

The Surveyor stated the regulated drains listed for an increase were included in his Drain Classification Report presented to the Board at the March 24, 2006 Special Meeting. He felt it was too late to get the increase in this year as tax billing had been completed. He noted a resolution would be presented at an upcoming meeting for the said increase. No action was taken at this time.

Delphine Anson Regulated Drain/ Assessment Sheet Correction

The Surveyor stated the Delphine Anson Regulated Drain assessment sheets were revised regarding an INDOT parcel to reflect the correct parcel number of the tract. The incorrect parcel number listed was 124-02000-0468 and corrected to 124-02000-0313. County Highway Right of Way tracts were also revised to reflect the assigned parcel numbers to said tracts. The Surveyor noted while reviewing many files, the County Drainage Board members had signed off on the assessment sheets. He requested the members approve the final revised sheets and sign off on his copy for the ditch record. The Attorney noted this would not affect any landowner assessments previously set, as this was only a correction of parcel numbers. John Knochel made a motion to approve the Revised Schedule of Assessments reflecting the correct parcel numbers for the Delphine Anson Regulated Drain as presented. Ruth Shedd seconded the motion. The Revised Schedule of Assessments for the Delphine Anson Regulated Drain reflecting the correct parcel numbers was approved as presented by the Surveyor.

Polo Fields/Maintenance Bond #4934053

Polo Fields Subdivision Maintenance Bond #4934053 from Fairfield Contractors in the amount of \$6302.00 was presented by the Surveyor for acceptance by the Board. John Knochel made a motion to accept Maintenance Bond #4934053 from Fairfield Contractors in the amount of \$6302.00 for Polo Fields Subdivision. Ruth Shedd seconded the motion. Polo Fields Subdivision Maintenance Bond \$4934053 from Fairfield Contractors in the amount of \$6302.00 was accepted as presented.

Steve Murray

The Surveyor stated he directed the secretary to include with the official minutes in the Official Drainage Board Minutes Book various Resolutions and Ordinances passed by the Drainage Board. The Board concurred with the Surveyor. Drainage Board Resolutions and Ordinances would be attached to and made part of the Official Minutes Book in the future.

The Surveyor informed the Board final review memos from Christopher Burke Engineering were now available online located on the Drainage Board web page and prior to presentation of the reviewed project to the Board.

Ruth Shedd, President

John Knochel, Vice President

Brenda Garrison, Secretary

KD Benson, Member